

DESCRIPTION OF THE ROY J. GOAD LANDS, SEVENTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the southeast side of Md. Rte. 313, said point being the westernmost corner of the lands of Edward Walraven; and running, thence, by and with said Walraven lands S 52 38 30 E - 228.08', N 32 30 08 E - 303.87', S 53 45 E - 70.00', and N 18 18 E - 116.23' to the lands of the Maryland Department of Natural Resources; thence, by and with said lands S 56 37 40 E - 241.92', S 23 50 50 E - 392.44', and N 82 30 30 E - 56.62' to the edge of Unicorn Lake; thence, still by and with said Department of Natural Resources lands, following the edge of said lake, S 11 59 30 W - 118.11' and S 45 46 E - 64.40' to the lands of Timothy Parker; thence, by and with said Parker lands N 83 06 40 W - 130.00' and N 66 06 04 W - 649.53' to the easternmost corner of other lands of Roy Goad; thence, by and with said lands N 52 38 30 W - 230.02' to the southeast side of Md. Rte. 313; thence, by and with the southeast side of said road N 36 28 20 E - 50.00' to the place of beginning. Containing in all 5.382 acres of land, more or less.

July 2, 1993.

William R. Nuttle.

Roy & Luadell Goad
MWM 298/142
219/719

Rte 1, Box 172-C - Mullington

CWC 2/44

Being CWC 95/206

S&E CWC 99/364

Sharretts

Begin C.M. at inter N 32° 30' 08" E - 405.22 & S 66° 50' E - 41.89
S 66° 50' E - 41.89

S 18° 18' W - 116.23

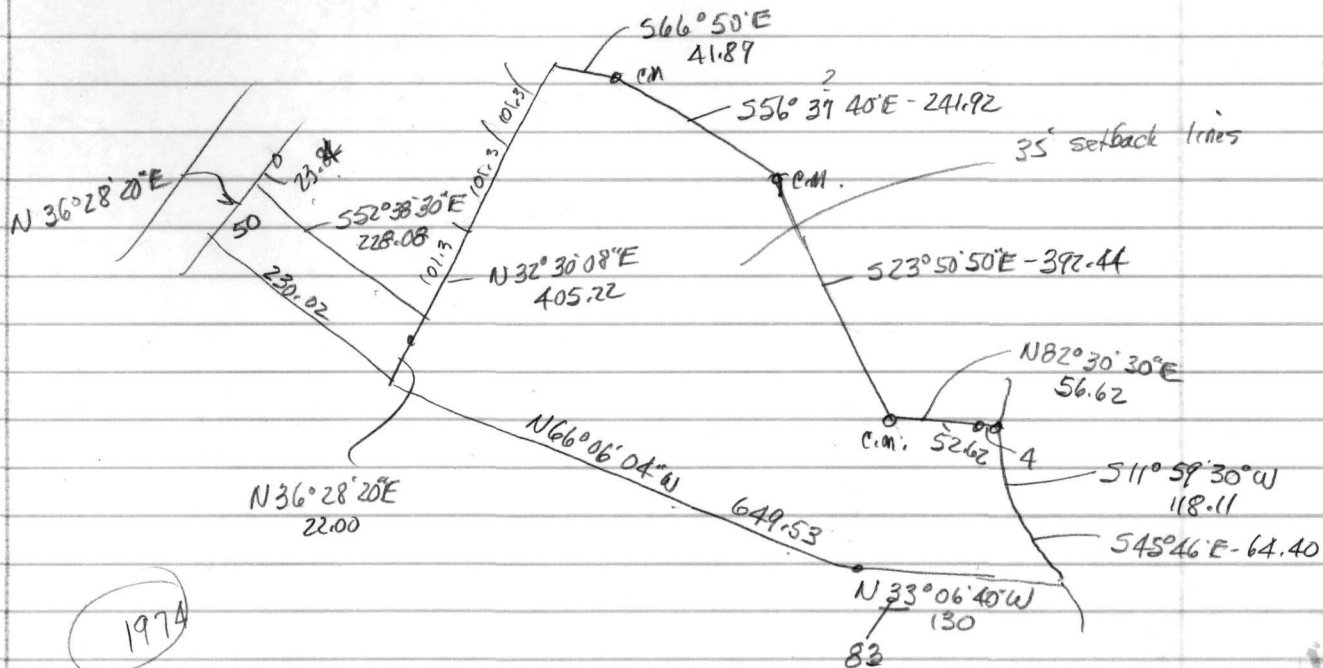
N 53° 45' W - 70 to C.M.

N 32° 30' 08" E - 101.35 to begin

5 963.46 sq. ft.

Wyatt to Road. 219/719

Land known as Parcel 1 & Parcel 1 Entry - 5,525 Ac total
needed CWC 85/790 & Plat Book CWC 2/44



18.2
C.M.
24.9

405.

DESCRIPTIONS OF SEVERAL PARCELS AT UNICORN, SEVENTH DISTRICT,
QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a concrete monument at the end of the fourth line of the survey of the Elwood Jackson lands by William R. Nuttle, February 1967, said point being, also, a corner for the lands of the State of Maryland, Game and Inland Fish Commission; and running, thence, by and with said State of Maryland lands S 56 37 40 E - 241.95' to a concrete monument, S 23 50 50 E - 392.42' to a concrete monument, N 82 50 30 E - 52.62' to a concrete monument, and N 82 50 30 E - 4' more or less to the water level of Unicorn Lake; thence, by and with the edge of the water of said lake S 11 59 30 W - 118.11' to Parcel 2 of this description; thence, by and with said Parcel 2 West 50.00' and N 70 52 40 W - 705.06' to Parcel 5; thence, by and with said Parcel 5 N 36 28 20 E - 480.00' and S 66 50 E - 41.86' to the place of beginning. Containing in all 5.185 acres of land, more or less.

PARCEL 2

Beginning for the same at the westernmost corner of Parcel 1, said point being the northernmost corner of the herein described lands and on the line of Parcel 5; and running, thence, by and with said Parcel 1 S 70 52 30 E - 705.06' and East 50.00' to the water level of Unicorn Lake; thence, by and with the edge of said lake S 45 46 E - 130.21' and S 10 32 E - 116.70' to Parcel 3 of this description; thence, by and with said Parcel 3 N 83 06 40 W - 1066.61' to the aforementioned Parcel 5; thence, by and with Parcel 5 N 36 28 20 E - 383.77' to the place of beginning. Containing in all 5.440 acres of land, more or less.

Together with a 50' right-of-way over Parcel 3 to Md. Rte. 313, more particularly described as follows: Beginning at the westernmost corner of the above described lands at the end of the N 83 06 40 W - 1066.61' line; and running, thence, by and with said lands S 83 06 40 E - 57.50'; thence, across Parcel 3 S 36 28 20 W - 169.16' to the lands now or formerly of Thomas Turner; thence, by and with said Turner lands N 52 38 30 W - 250.03' to the southeast side of Md. Rte. 313; thence, by and with the southeast side of said road N 36 28 20 E - 50.01' to Parcel 5; thence, by and with Parcel 5 S 52 38 30 E - 200.02' and N 36 28 20 E - 90.00' to the place of beginning.

Subject to a 50' right-of-way adjacent to and parallel to the last line of the above description (N 36 28 20 E - 383.77').

PARCEL 3

Beginning for the same at a point on the southeast side of Md. Rte. 313, said point being the westernmost corner of the herein described lands and the northernmost corner of the lands now or formerly of Thomas Turner; and running, thence, by and with the southeast side of said road N 36 28 20 E - 50.01' to Parcel 5; thence, by and with Parcel 5 S 52 38 30 W - 200.02' and N 36 28 20 E - 90.00' to Parcel 2; thence, by and with said Parcel 2 S 83 06 40 E - 1066.61' to the waters edge of Unicorn Lake; thence, by and with the edge of said lake S 18 01 30 E - 194.82' to Parcel 4; thence, by and with said Parcel 4 S 89 40 10 W - 932.63' to an iron pipe and the aforementioned Turner lands; thence, by and with said Turner lands N 52 38 30 W - 537.99' to an iron pipe and N 52 38 30 W - 1.49' to the place of beginning. Containing in all 6.359 acres of land, more or less.

Subject to a 50' right-of-way running from Parcels 2 and 4 to Md. Rte. 313, more particularly described as follows: Beginning at the beginning point of the above description; and running, thence, by and with the southeast side of Md. Rte. 313 N 36 28 20 E - 50.01' to Parcel 5; thence, by and with Parcel 5 S 52 38 30 E - 200.02' and N 36 28 20 E - 90.00' to Parcel 2; thence, by and with Parcel 2 S 83 06 40 E - 57.50'; thence, S 36 28 20 W - 119.15' and S 52 38 30 E - 354.94' to Parcel 4; thence, by and with Parcel 4 S 89 40 10 W - 81.78' to the lands now or formerly of Thomas Turner; thence, by and with said Turner lands N 52 38 30 W - 539.48' to the place of beginning.

PARCEL 4

Beginning for the same at an iron pipe at the westernmost corner of the herein described lands, said point being a corner for the lands of Thomas Turner and a corner of Parcel 3 of this description; and running, thence, by and with Parcel 3 N 89 40 10 E - 932.63' to the edge of the water of Unicorn Lake; thence, by and with the edge of said lake S 44 03 50 E - 83.33', S 25 30 40 E - 61.55', and S 62 49 50 E - 37.86' to the lands now or formerly of Robert Price; thence, by and with said Price lands S 66 54 50 W - 3' to an iron pipe and S 66 54 50 W - 642.87' to an iron pipe and the aforementioned Turner lands; thence, by and with said Turner lands N 50 11 10 W - 594.44' to the place of beginning. Containing in all 5.341 acres of land, more or less.

Together with a 50' right-of-way over Parcel 3 to Md. Rte. 313, more particularly described as follows; Beginning at the

beginning point of the above description; and running, thence, by and with the lands now or formerly of Thomas Turner N 52 38 30 W - 539.48' to the southeast side of Md. Rte. 313; thence, by and with the southeast side of said road N 36 28 20 E - 50.01'; thence, S 52 38 30 E - 604.97' to Parcel 4; thence, by and with Parcel 4 S 89 40 10 W - 81.78' to the place of beginning.

DESCRIPTION OF RIGHT-OF-WAY FOR PARCEL 1

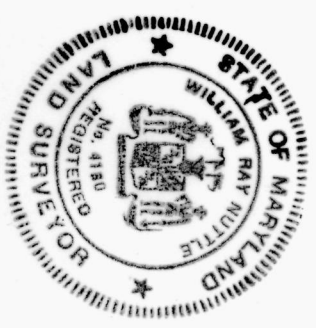
Beginning at the end of the N 70 52 40 W - 705.06' line of the description of Parcel 1, said point being the westernmost corner of said parcel and the northernmost corner of Parcel 2; and running, thence, by and with the division line between Parcels 1 and 2 S 70 52 40 E - 52.38'; thence, through Parcels 2 and 3 S 36 28 20 W - 540.17' to the lands now or formerly of Thomas Turner; thence, by and with said Turner lands N 52 38 30 W - 250.03' to the southeast side of Md. Rte. 313; thence, by and with the southeast side of said road N 36 28 20 E - 50.01' to Parcel 5; thence, by and with said Parcel 5 S 52 38 30 E - 200.02' and N 36 28 20 E - 473.77' to the place of beginning.

December 5, 1970.

William R. Nuttle
Registered Surveyor.

Note: FIRM Map 240054 0004 B
Shows this property in Zone C.

MD. DEPT. OF NATURAL RESOURCES



MD. RTE. 313

EDWARD
WALRAVEN

5.382 Ac.±

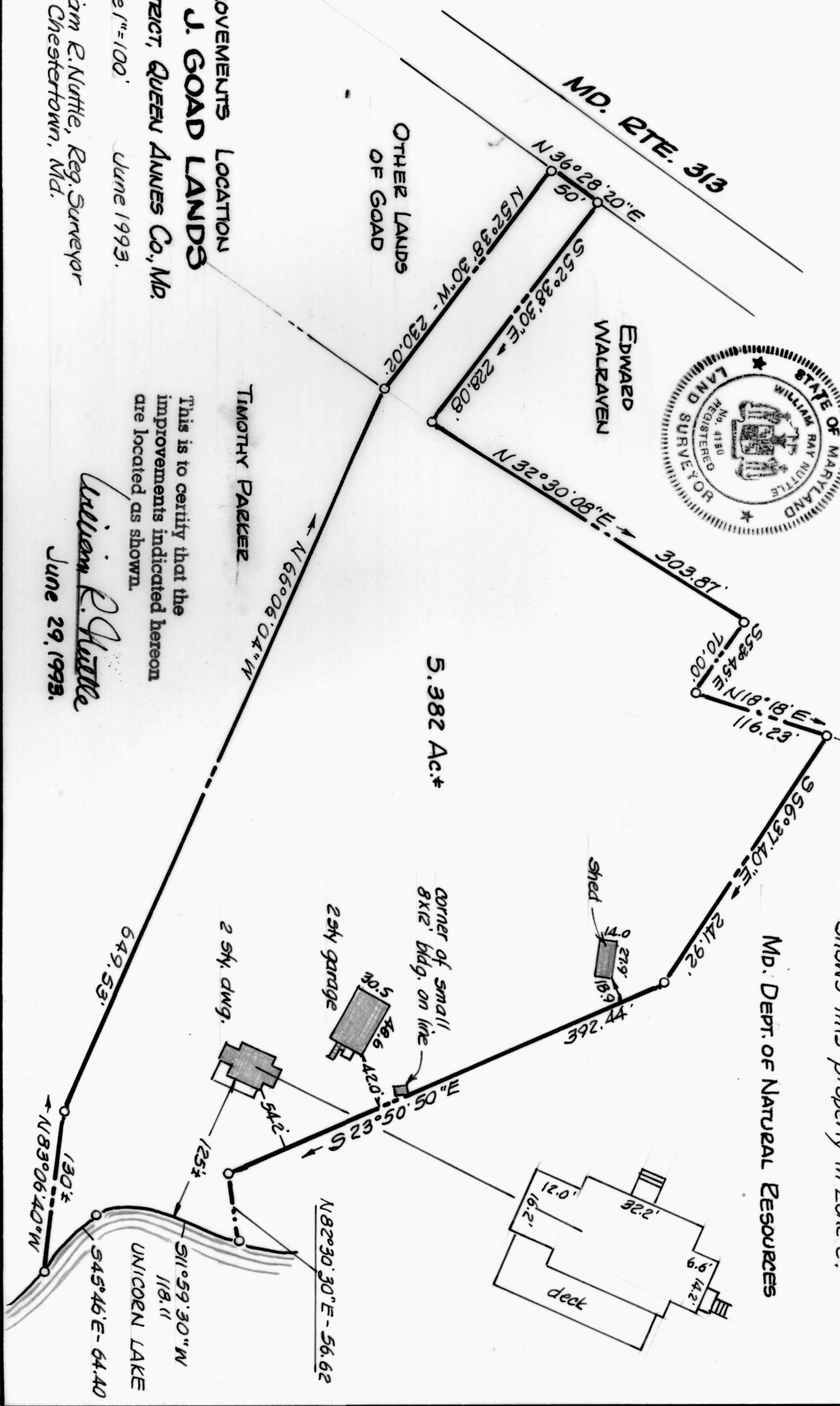
TIMOTHY PARKER

This is to certify that the
improvements indicated hereon
are located as shown.

IMPROVEMENTS LOCATION
ROY J. GOAD LANDS
7TH DISTRICT, QUEEN ANNES CO., MD.
Scale 1"=100' June 1993.

William E. Nuttle, Reg. Surveyor
Chestertown, Md.

William E. Nuttle
June 29, 1993.



Note: Property lines along Md. Rte. 313 were established from existing S.R.C. monuments. These monuments do not conform to the right-of-way data as shown on S.R.C. Plates 8872 & 6082.

I.P. = iron pipe
C.M. = concrete monument
S.R.C.M. = State Roads Comm. monument

NO.	BEARING	DIST.
1	S 60° 33' 20" E	72.13'
2	N 31° 59' 00" E	89.00'
3	S 53° 06' 00" E	132.41'
4	S 05° 22' 20" W	218.45'
5	S 56° 37' 40" E	241.95'
6	S 23° 50' 50" E	392.42'
7	N 82° 50' 30" E	56.62'
8	S 11° 59' 30" W	118.11'
9	S 45° 46' 00" E	130.21'
10	S 10° 32' 00" E	116.70'
11	S 18° 01' 30" E	194.82'
12	S 44° 09' 50" E	83.33'
13	S 25° 30' 40" E	61.55'
14	S 62° 49' 50" E	37.86'
15	S 66° 54' 50" W	645.87'
16	N 50° 11' 10" W	594.44'
17	N 52° 38' 30" W	539.48'
18	N 36° 28' 20" E	593.26'
19	N 28° 50' 40" E	504.41'
20	N 20° 16' 40" E	7.89'

* Chord

STATE OF MARYLAND
GAME & INLAND FISH COMMISSION

UNICORN LAKE

27.829 Acres ±

THOMAS TURNER

ROBERT P. PRICE

PLAT OF A SURVEY OF THE
EMMA PALMATORY LANDS
7TH DISTRICT, QUEEN ANNES CO., MD.

for Elwood Jackson
Scale 1"=100' Feb. 1967
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

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STATE OF MARYLAND
GAME & INLAND FISH COMMISSION

UNICORN
LAKE

